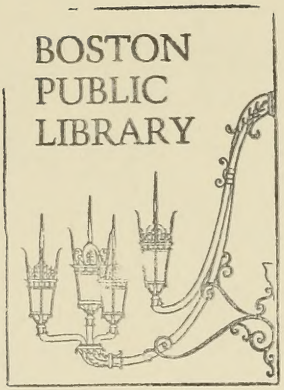
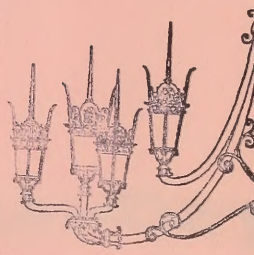
BOSTON PUBLIC LIBRARY
3 9999 06316 987 2
2786


BOSTON
PUBLIC
LIBRARY

GOVDOC
BRA
2786

gov. 97-578

BOSTON
PUBLIC
LIBRARY



MIDTOWN MANHATTAN AND BOSTON MIDTOWN / CULTURAL DISTRICT

SETBACK REQUIREMENTS ANALYSIS

21 DECEMBER 1987

ANALYSIS

OF THE PROPOSED BOSTON REDEVELOPMENT AUTHORITY PROJECT

DISTRICT

MUSEUM / CULTURAL

PROPOSED

FOR

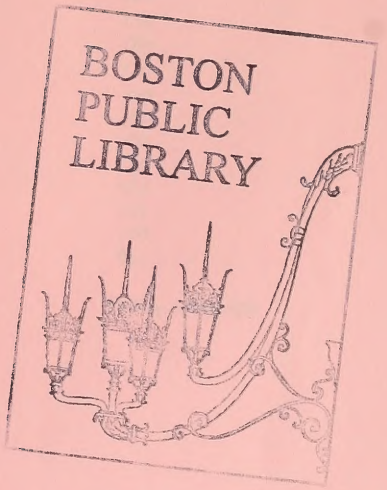
HAYMARKET

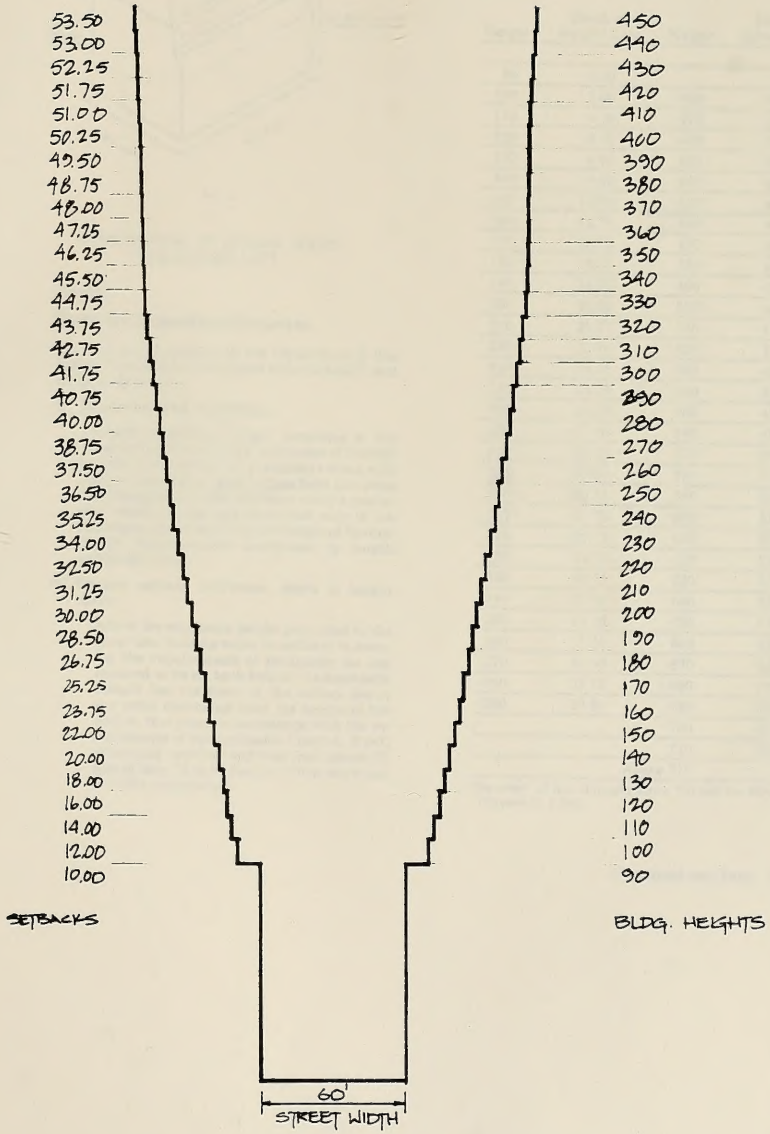
MUSEUM

21 DECEMBER 1971

I. MIDTOWN MANHATTAN SPECIAL PURPOSE DISTRICT: SETBACK REQUIREMENTS

BOSTON PUBLIC LIBRARY



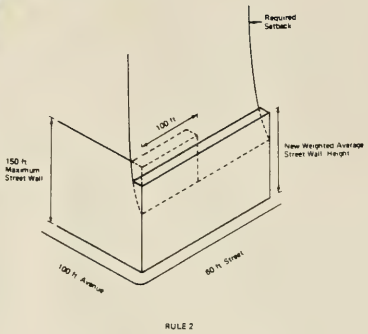


• MIDTOWN MANHATTAN SPECIAL PURPOSE DISTRICT: SETBACK REQUIREMENTS

Digitized by the Internet Archive
in 2010 with funding from
Boston Public Library

http://www.archive.org/details/midtownmanhattan00bost

1-262 (continued)



RULE 2

ILLUSTRATION OF SPECIAL RULES FOR CORNER LOTS

81-263

Standard setback requirements

If a *building* complies with the regulations of this Section, it will be in compliance with the height and setback regulations.

(a) Ten-foot setback requirement

Above the maximum height permitted at the *street line* pursuant to the provisions of Section 81-262, every portion of a *building's* front wall shall be set back at least 10 feet from the *street line*. Exceptions to this provision along a particular *street* frontage are permitted only if the *building* complies with the provisions of Section 81-265 (Encroachment limitations by length and height rules).

(b) General setback provisions; depth to height charts

Above the maximum height permitted at the *street line*, *building* walls, in addition to meeting the requirements of paragraph (a), are required to be set back behind the applicable *setback line*, the depth of the *setback line* at any point depending upon the height of the wall at that point in accordance with the requirements of the applicable Chart A, B or C presenting required setbacks from *streets* 60 feet or less, 75 or 80 feet, or 100 or more feet in width, respectively.

CHART A

Setback Requirements
On *Streets* 60 Feet or Less in Width

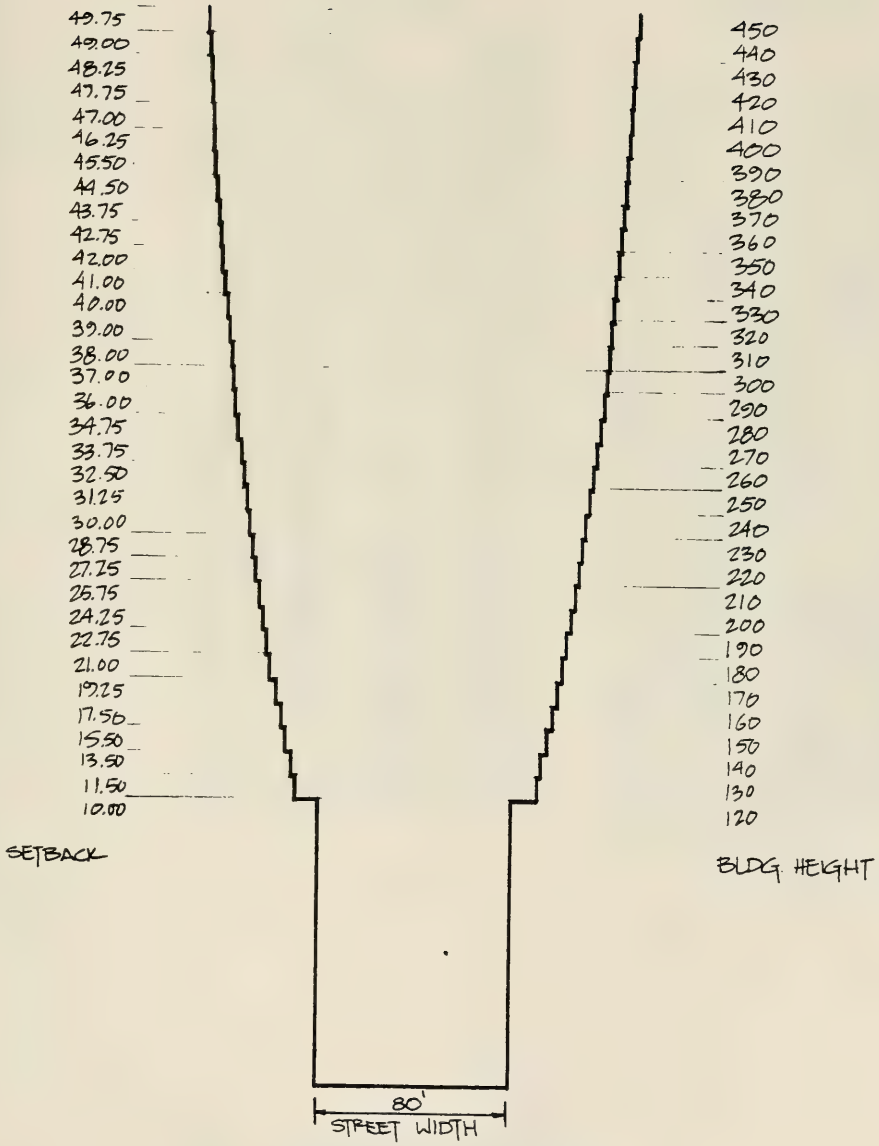
Depth of *Setback Line* from *Street Line* at Stated Heights above *Curb Level*

Height	Depth of *Setback Line*	Height	Depth of *Setback Line*
90	0.00		
100	2.00	400	40.25
110	4.00	410	41.00
120	6.00	420	41.75
130	8.00	430	42.25
140	10.00	440	43.00
150	12.00	450	43.50
160	13.75	460	44.25
170	15.25	470	44.75
180	16.75	480	45.50
190	18.50	490	46.00
200	20.00	500	46.50
210	21.25	510	47.00
220	22.50	520	47.50
230	24.00	530	48.00
240	25.25	540	48.50
250	26.50	550	49.00
260	27.50	560	49.50
270	28.75	570	50.00
280	30.00	580	50.50
290	30.75	590	51.00
300	31.75	600	51.50
310	32.75	610	52.00
320	33.75	620	52.25
330	34.75	630	52.75
340	35.50	640	53.00
350	36.25	650	53.50
360	37.25	660	53.75
370	38.00	670	54.25
380	38.75	680	54.50
390	39.50	690	55.00
		700	55.25
		710	55.75
		Above 710	*

*for every 10 feet of height above 710 feet the depth shall increase by 1 foot

(Continued next Page)

Italicized words are defined in Section 12-10, 81-261 & 81-271



MIDTOWN MANHATTAN SPECIAL PURPOSE DISTRICT: SETBACK REQUIREMENTS

81-263 (continued)

CHART B

Setback Requirements
On *Streets* 75 or 80 Feet Wide

Depth of *Setback Line*
from *Street Line* at Stated
Heights above *Curb Level*

Height	Depth of *Setback Line*	Height	Depth of *Setback Line*
		400	36.25
		410	37.00
120	0.00	420	37.75
130	1.50	430	38.25
140	3.50	440	39.00
150	5.50	450	39.75
160	7.50	460	40.50
170	9.25	470	41.00
180	11.00	480	41.75
190	12.75	490	42.50
200	14.25	500	43.00
210	15.75	510	43.50
220	17.25	520	44.00
230	18.75	530	44.75
240	20.00	540	45.25
250	21.25	550	45.75
260	22.50	560	46.25
270	23.75	570	46.75
280	24.75	580	47.25
290	26.00	590	47.75
300	27.00	600	48.25
310	28.00	610	48.75
320	29.00	620	49.00
330	30.00	630	49.50
340	31.00	640	50.00
350	32.00	650	50.50
360	32.75	660	50.75
370	33.75	670	51.25
380	34.50	680	51.75
390	35.50	690	52.00
		700	52.50
		710	53.00
	Above 710		*

*for every 10 feet of height above 710 feet the depth shall increase by 1 foot

CHART C

Setback Requirements
On *Streets* at least 100 Feet Wide

Depth of *Setback Line*
from *Street Line* at Stated
Heights above *Curb Level*

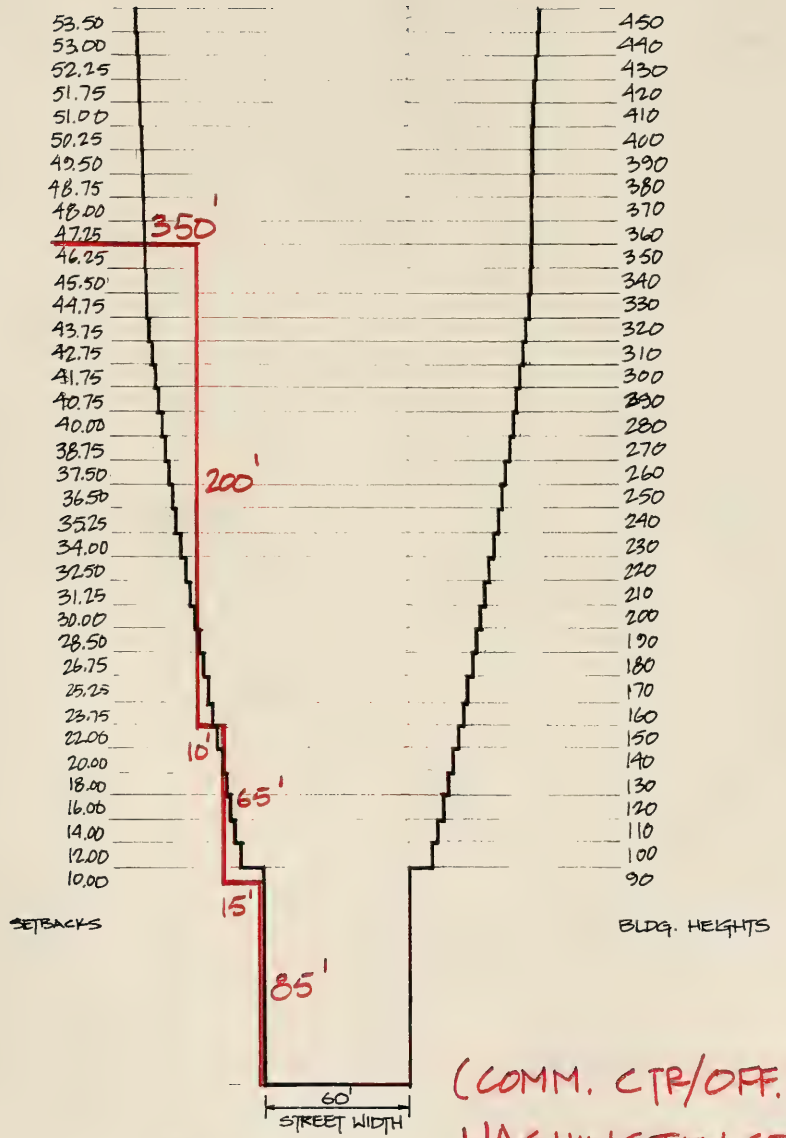
Height	Depth of *Setback Line*	Height	Depth of *Setback Line*
		400	32.00
		410	33.00
		420	33.75
		430	34.50
		440	35.25
150	0.00	450	36.00
160	1.50	460	36.75
170	3.00	470	37.25
180	5.00	480	38.00
190	6.75	490	38.75
200	8.50	500	39.25
210	10.25	510	40.00
220	11.75	520	40.50
230	13.25	530	41.25
240	14.75	540	41.75
250	16.00	550	42.25
260	17.25	560	42.75
270	18.75	570	43.50
280	20.00	580	44.00
290	21.00	590	44.50
300	22.25	600	45.00
310	23.50	610	45.50
320	24.50	620	46.00
330	25.50	630	46.50
340	26.50	640	47.00
350	27.50	650	47.50
360	28.50	660	47.75
370	29.50	670	48.25
380	30.25	680	48.75
390	31.25	690	49.25
		700	49.50
		710	50.00
	Above 710		*

*for every 10 feet of height above 710 feet the depth shall increase by 1 foot

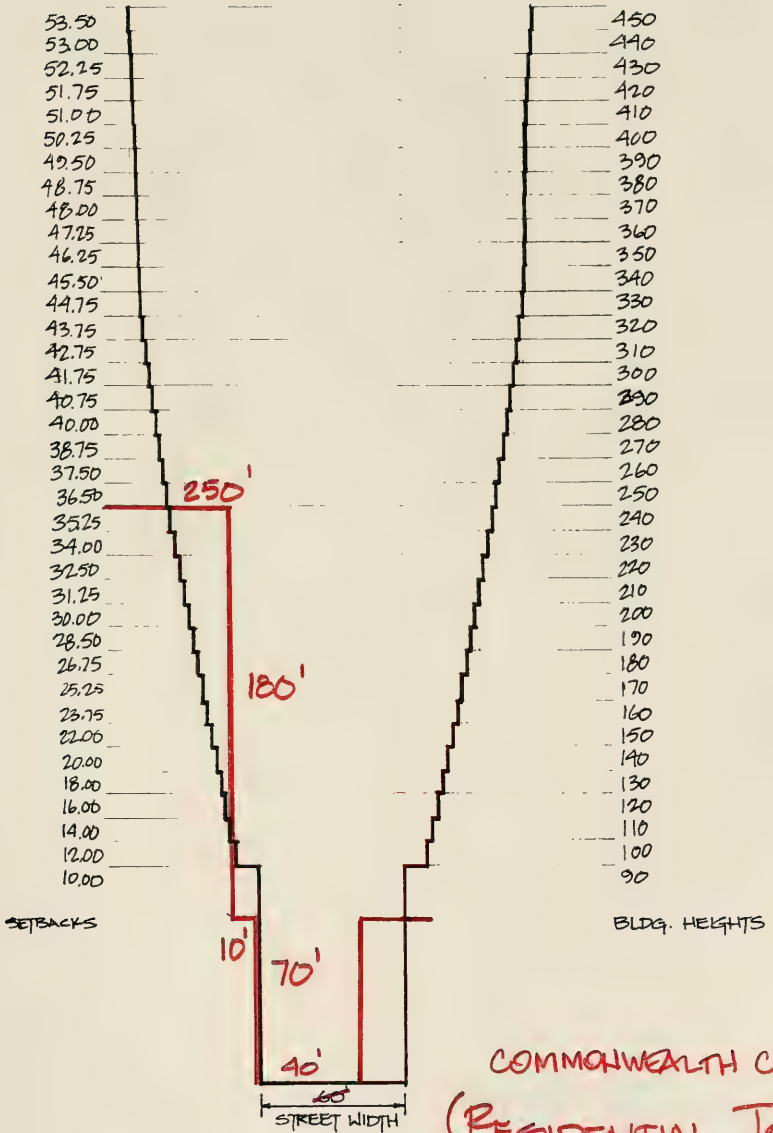
(Continued next Page)

Italicized words are defined in Section 12-10, 81-261 & 81-271

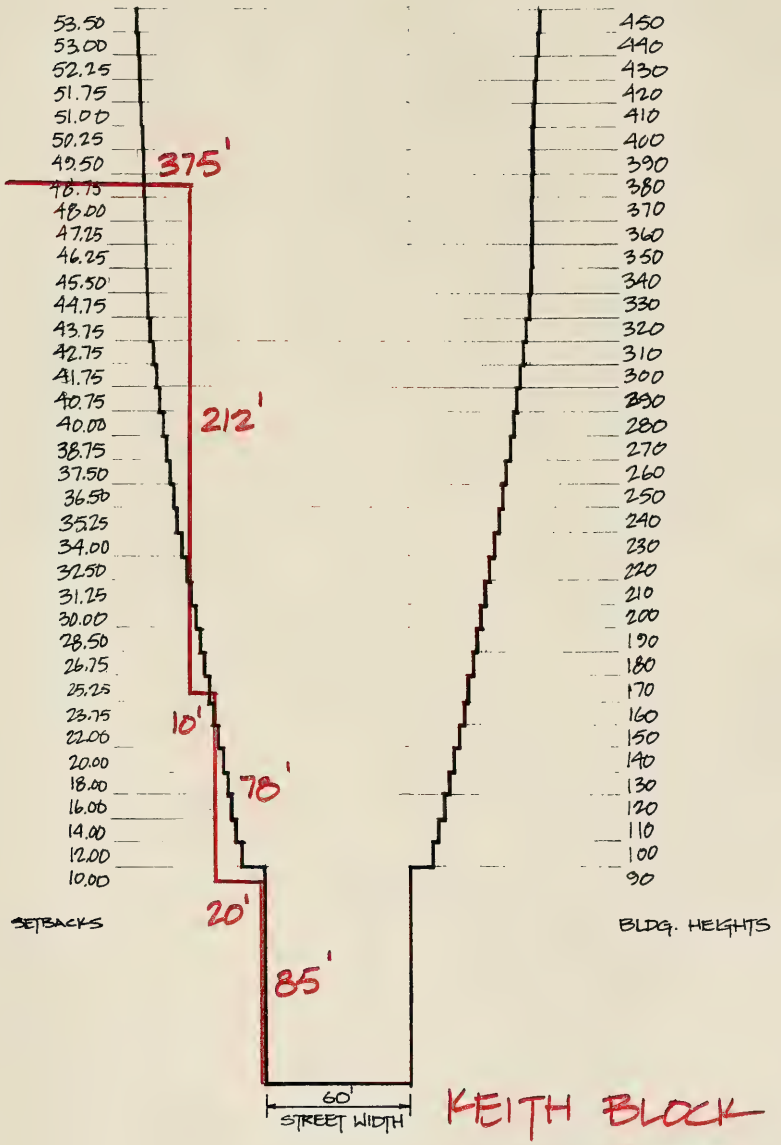
II. COMPARISON (OVERLAY IN RED) OF CURRENT BRA MASSING WITH MIDTOWN MANHATTAN SETBACK REQUIREMENTS



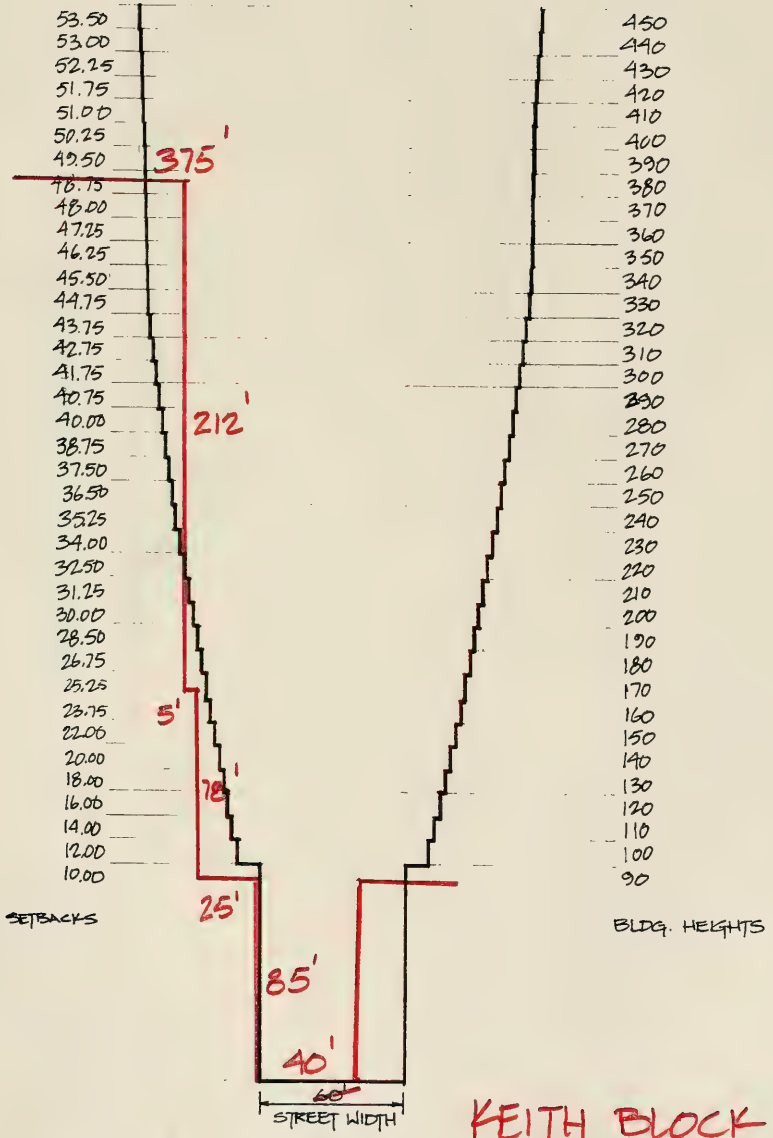
(COMM. CTR/OFF. TOWER)
WASHINGTON ST. ELEV.
& BOYLSTON ST. ELEV.



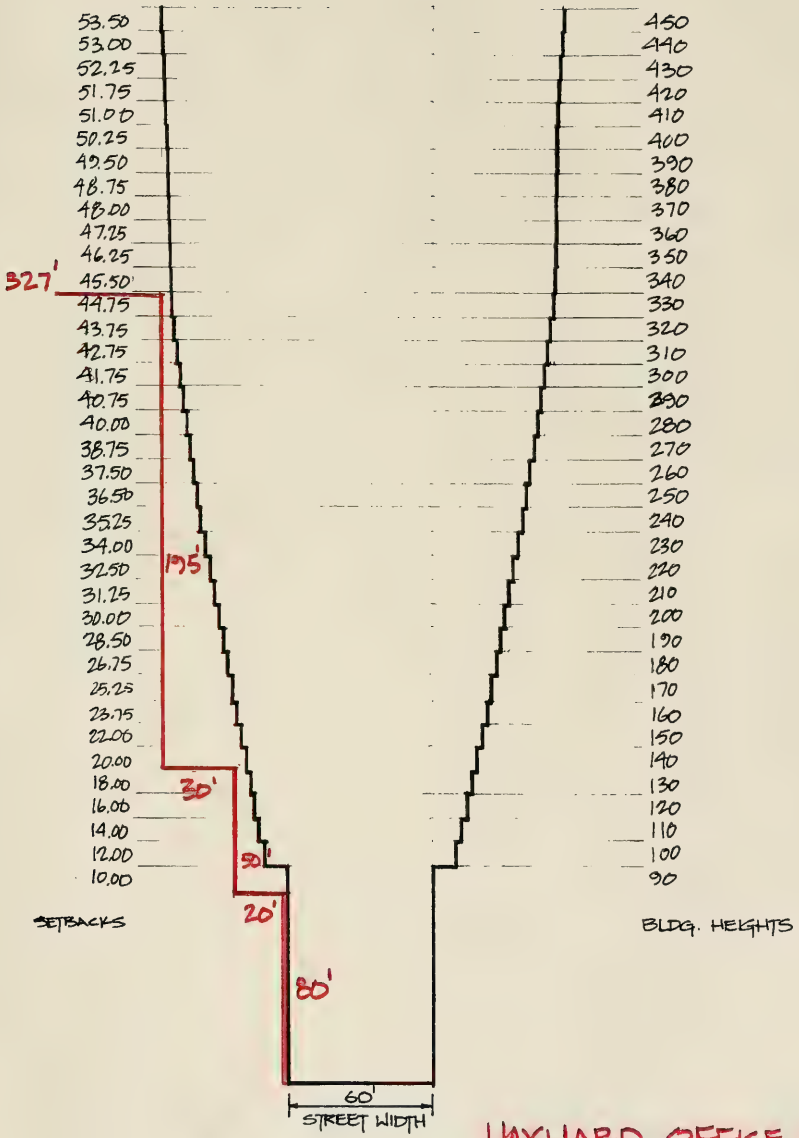
COMMONWEALTH CENTER
(RESIDENTIAL TOWER)
AVERY ST. ELEV.



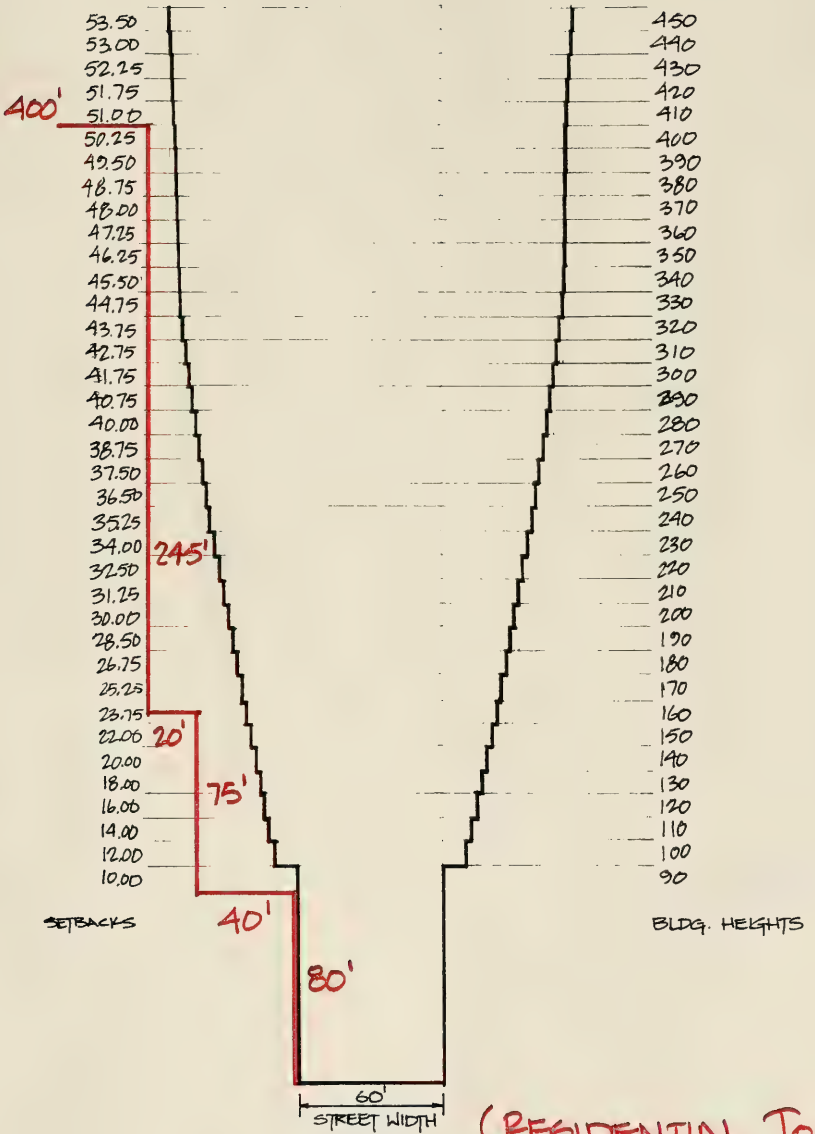
KEITH BLOCK
WASHINGTON ST. ELEV.



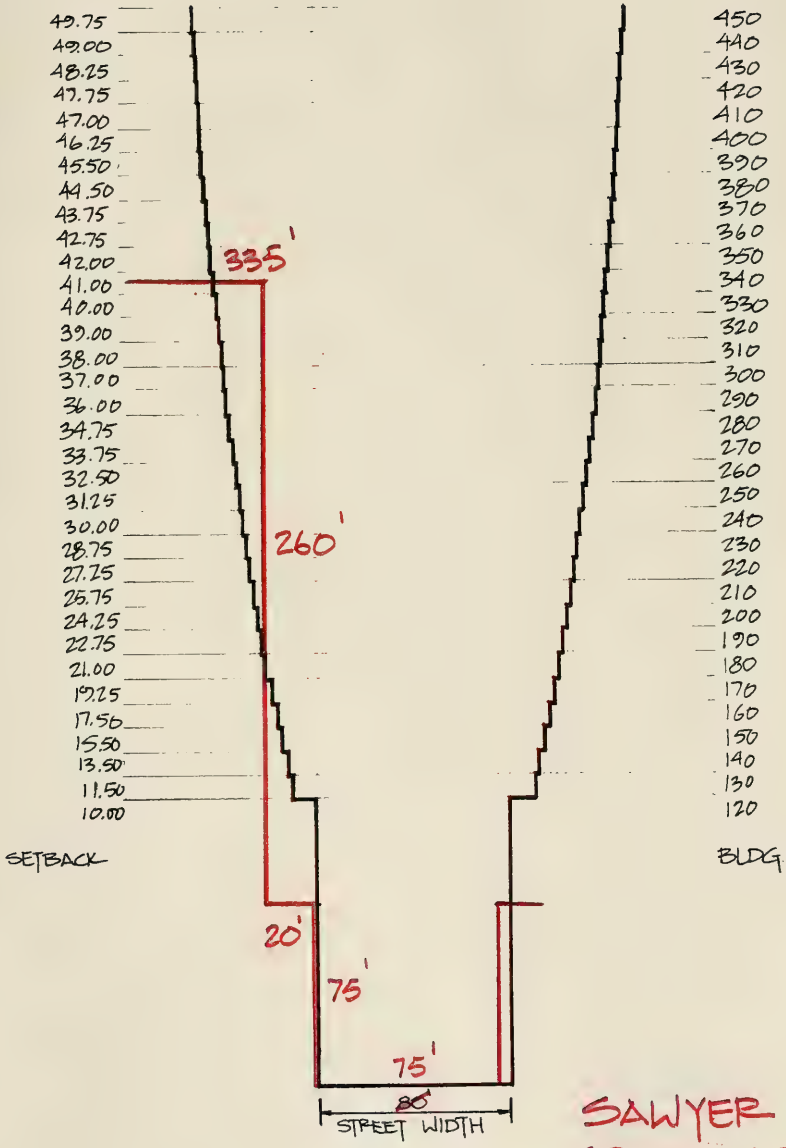
KEITH BLOCK
AVERY ST. ELEV.



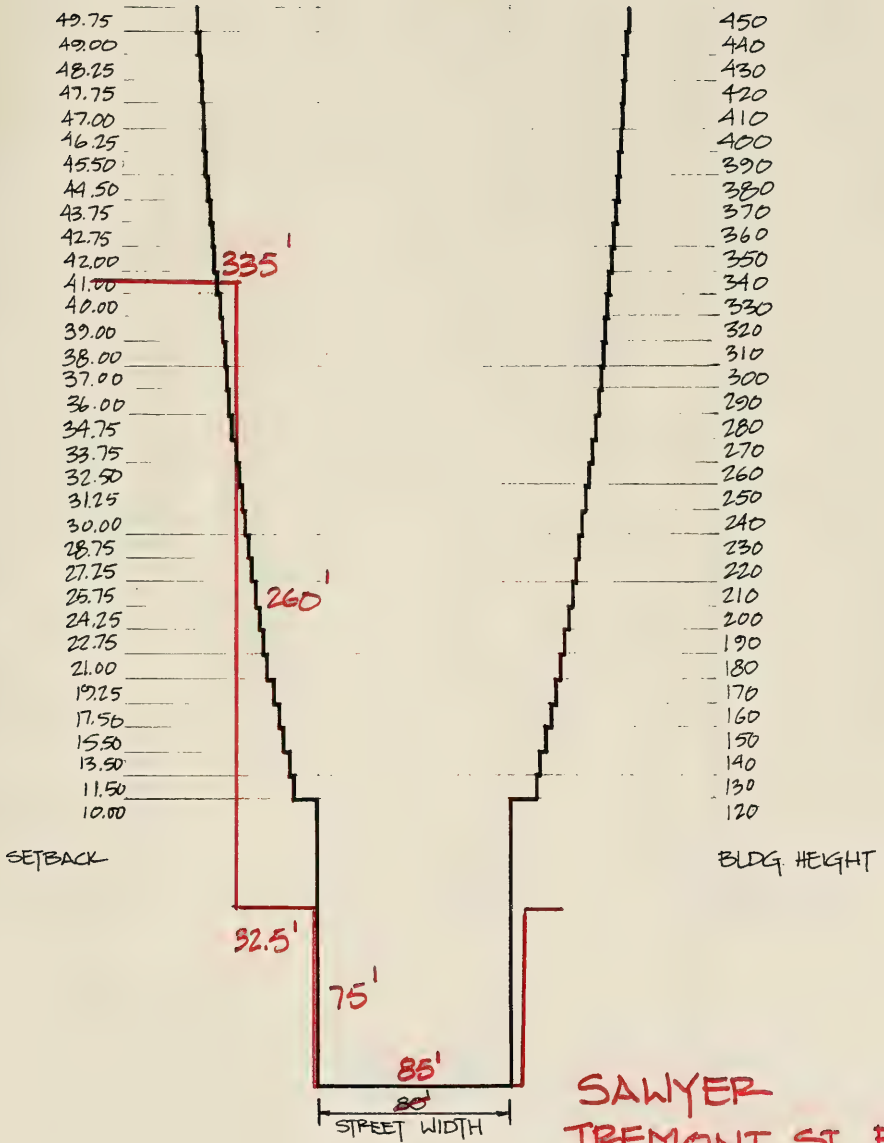
HAYWARD OFFICE TOWER
WASHINGTON ST. ELEV.

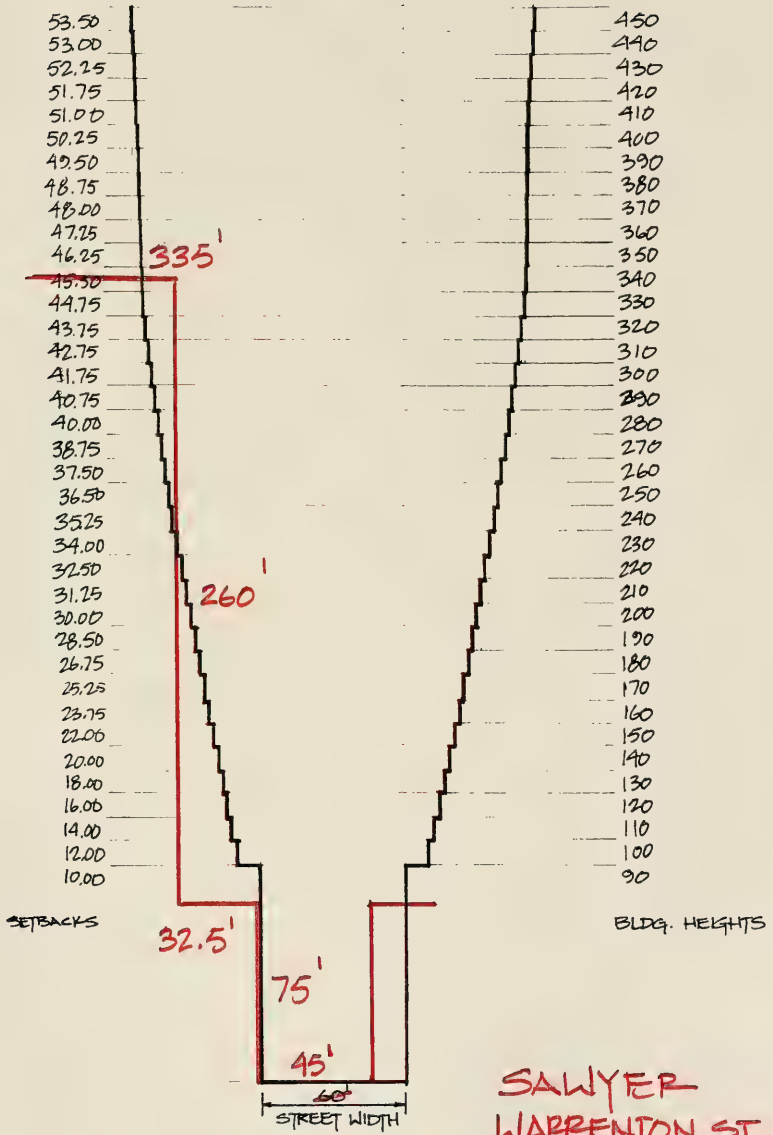


(RESIDENTIAL TOWER)
HAYWARD 2 (ALTERNATIVE)
WASHINGTON ST. ELEV.

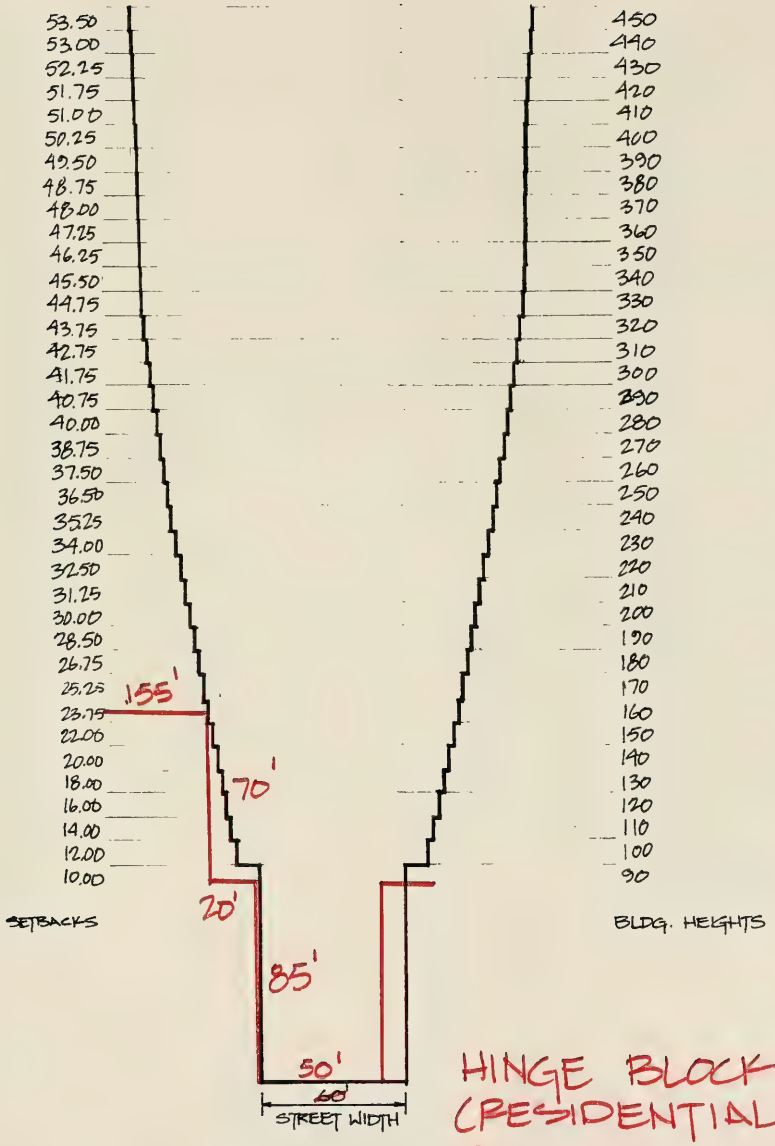


SAWYER
STUART ST. ELEV.

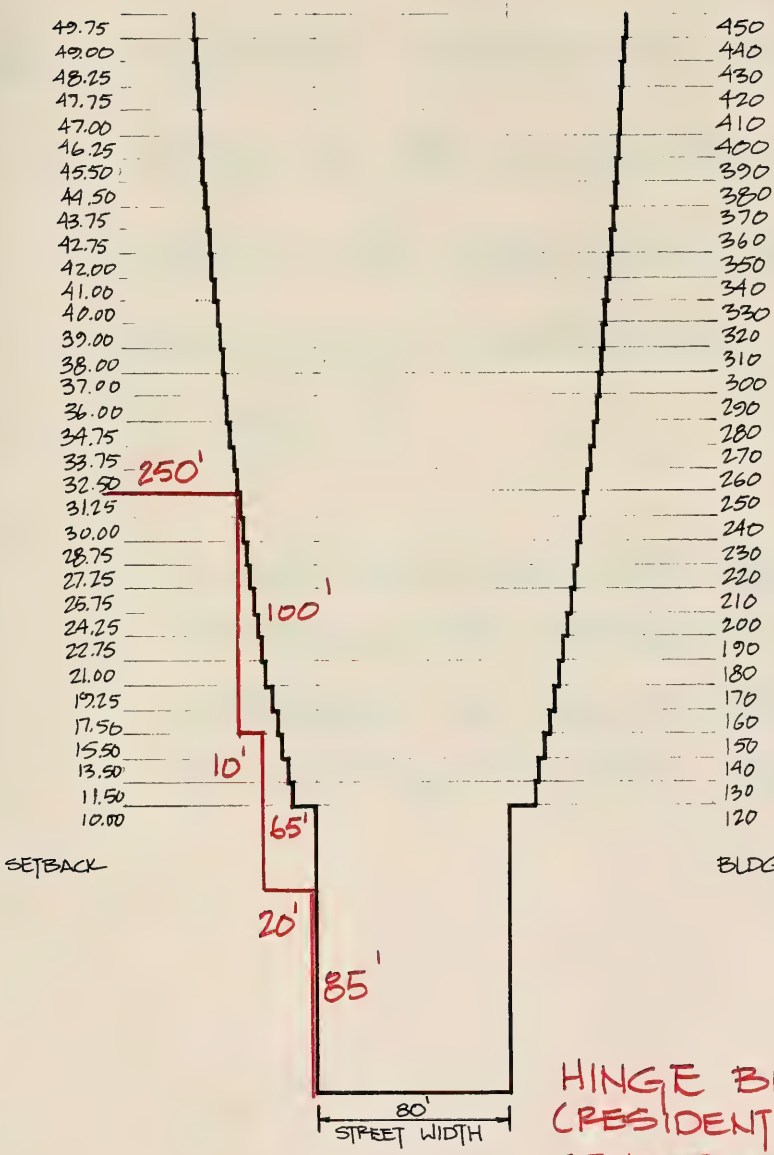

49.75
49.00
48.25
47.75
47.00
46.25
45.50
44.50
43.75
42.75
42.00
41.00
40.00
39.00
38.00
37.00
36.00
34.75
33.75
32.50
31.25
30.00
28.75
27.75
25.75
24.25
22.75
21.00
19.25
17.50
15.50
13.50
11.50
10.00
SETBACK
335'
260'
32.5'
75'
85'
80'
STREET WIDTH
450
440
430
420
410
400
390
380
370
360
350
340
330
320
310
300
290
280
270
260
250
240
230
220
210
200
190
180
170
160
150
140
130
120
BLDG HEIGHT
SAWYER
TREMONT ST. ELEV.



SAWYER
WARRENTON ST. ELEV.



HINGE BLOCK (RESIDENTIAL) BOYLSTON ST. ELEV.

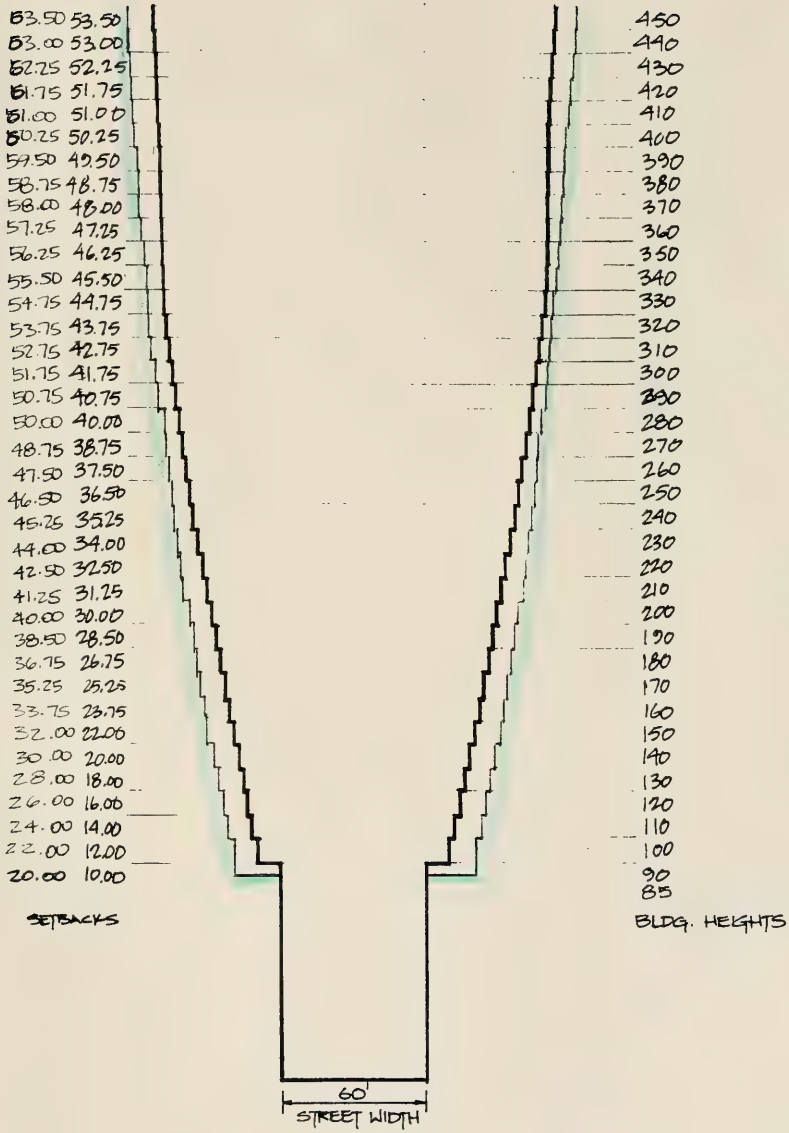


HINGE BLOCK
(RESIDENTIAL TOWER)
STUART ST. ELEV.

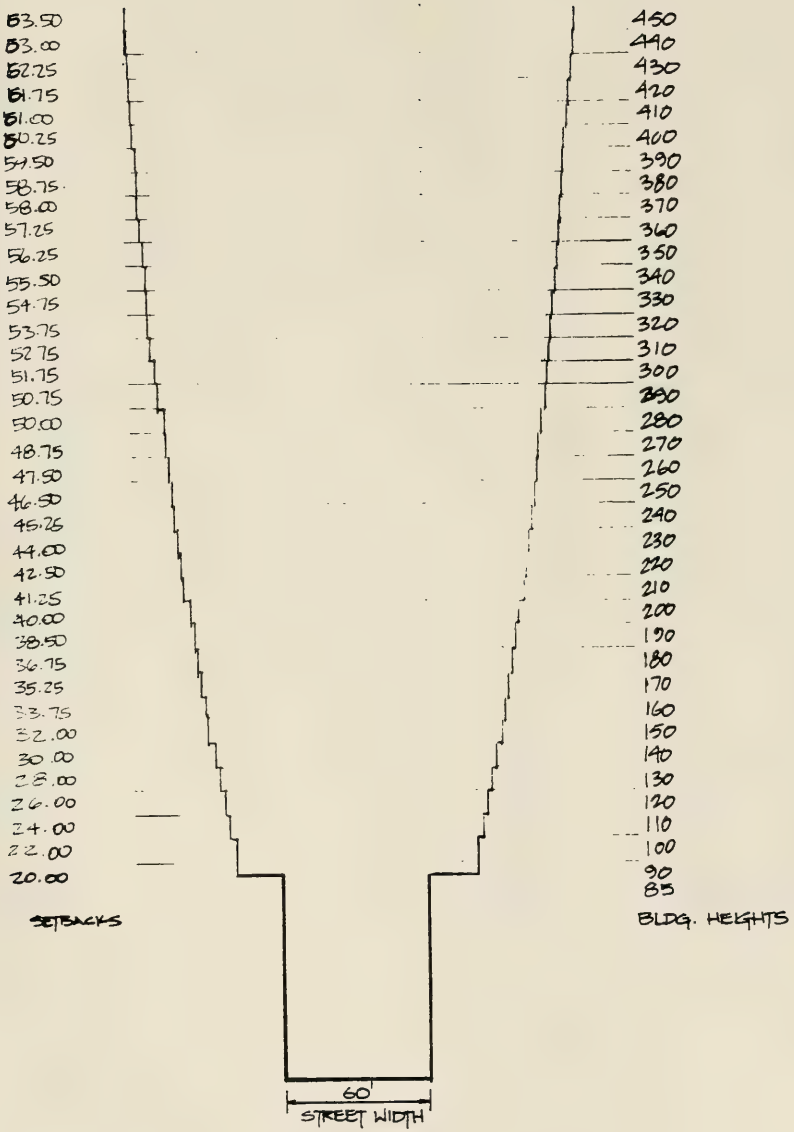
III. MIDTOWN MANHATTAN'S SETBACK REQUIREMENTS MODIFIED FOR BOSTON'S MIDTOWN/CULTURAL DISTRICT

(TO ACCOMMODATE BOSTON'S NARROWER STREETS + AFFORD A BROADER SKY EXPOSURE PLANE).

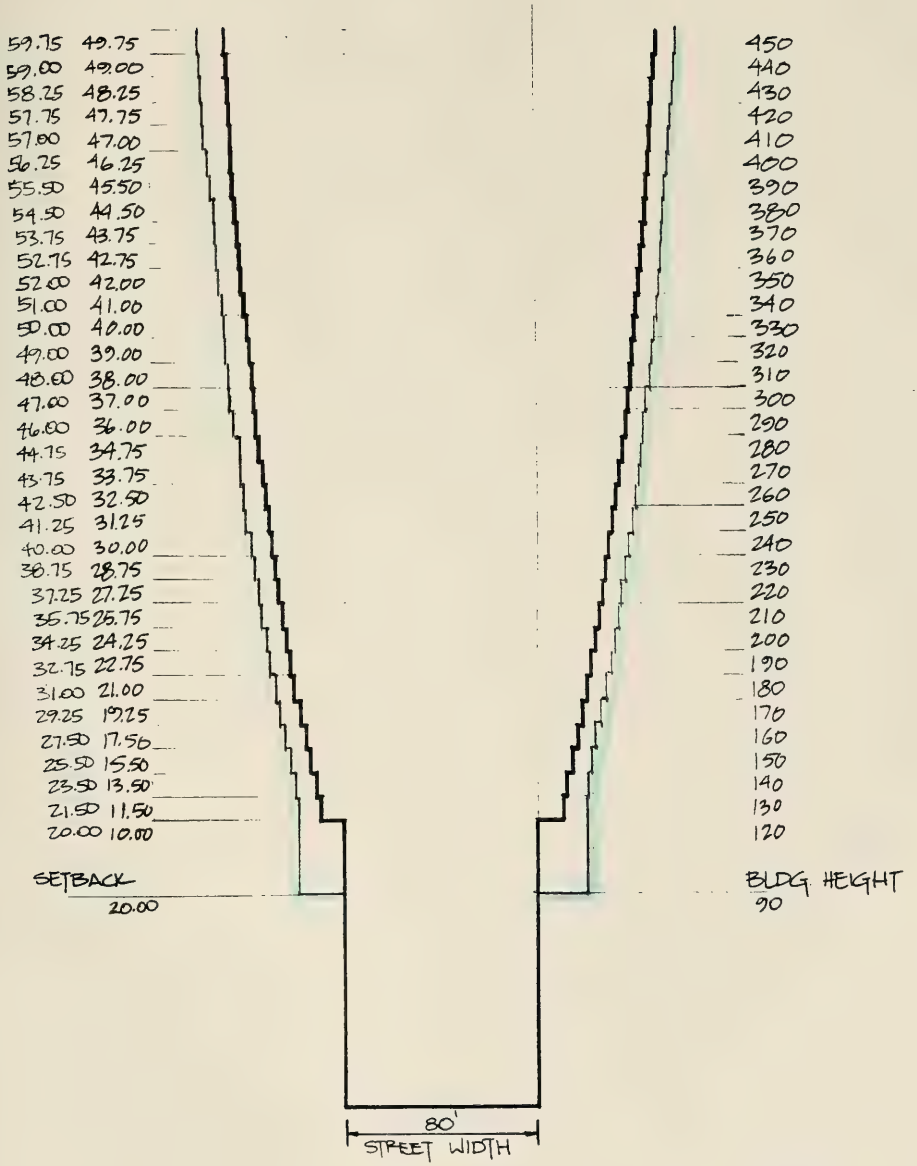
Digital
Millennium Copyright
Modified for personal
Archive Purposes by
Malcolm Wanklyn



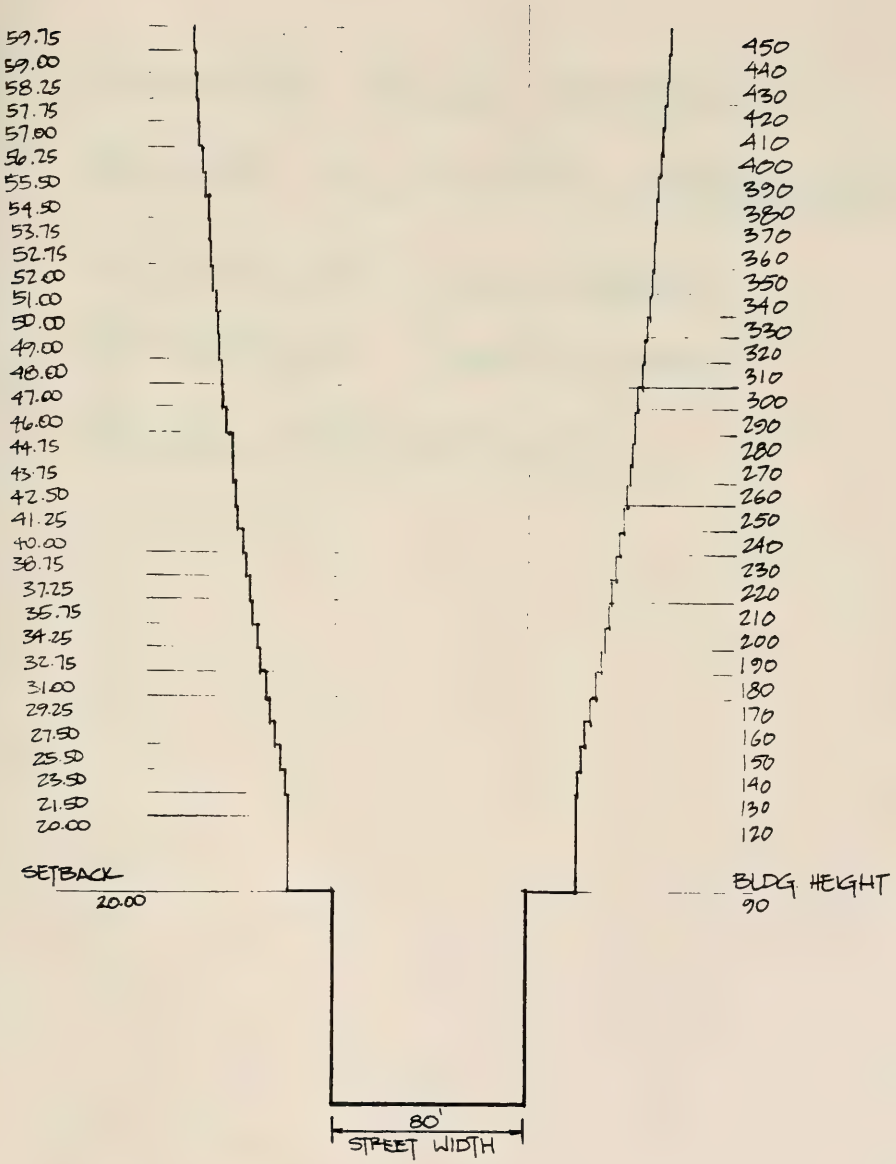
• PROPOSED SETBACKS •



• PROPOSED SETBACKS •



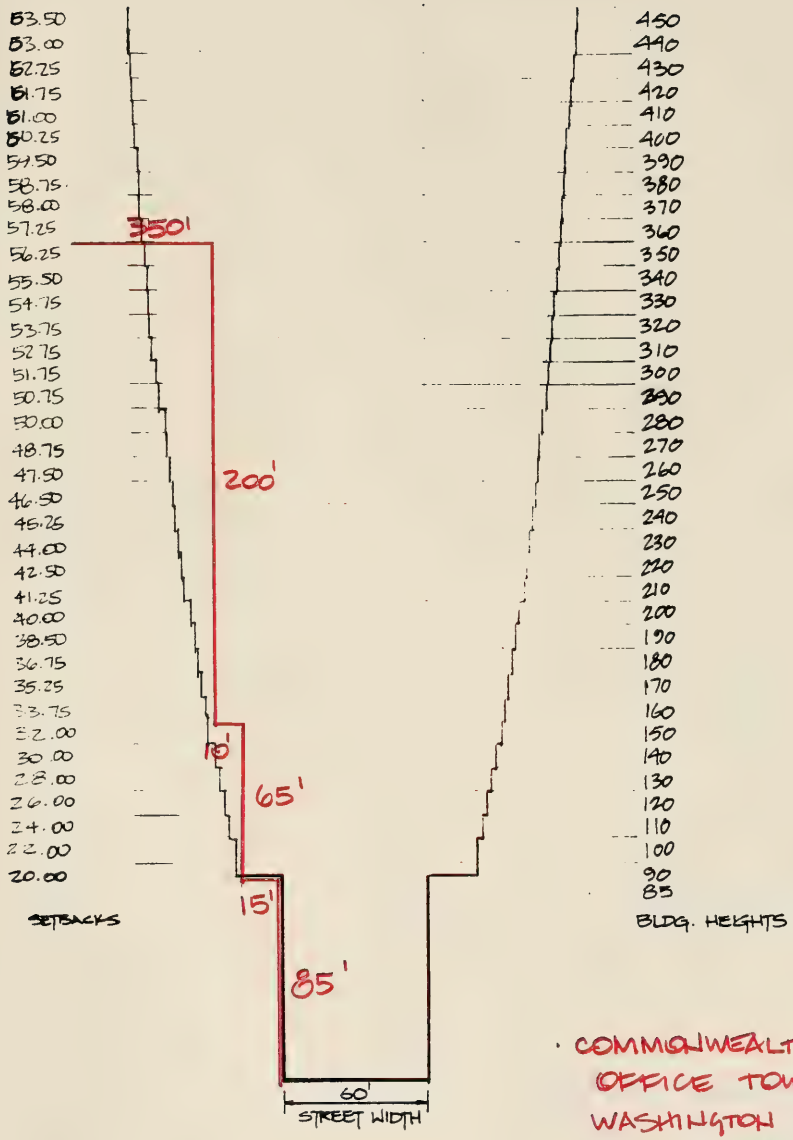
• PROPOSED SETBACKS



• PROPOSED SETBACKS

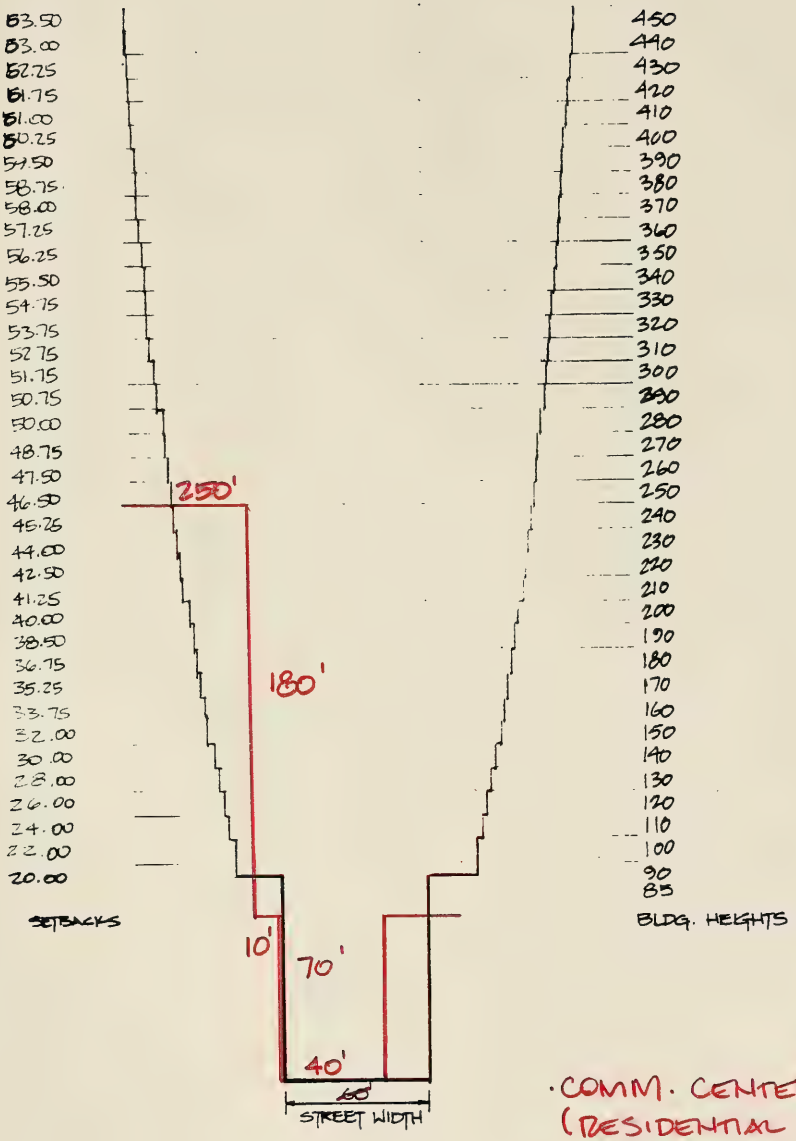
IV CURRENT BRA MASSING TESTED AGAINST PROPOSED MIDTOWN / CULTURAL DISTRICT SETBACK REQUIREMENTS

IX



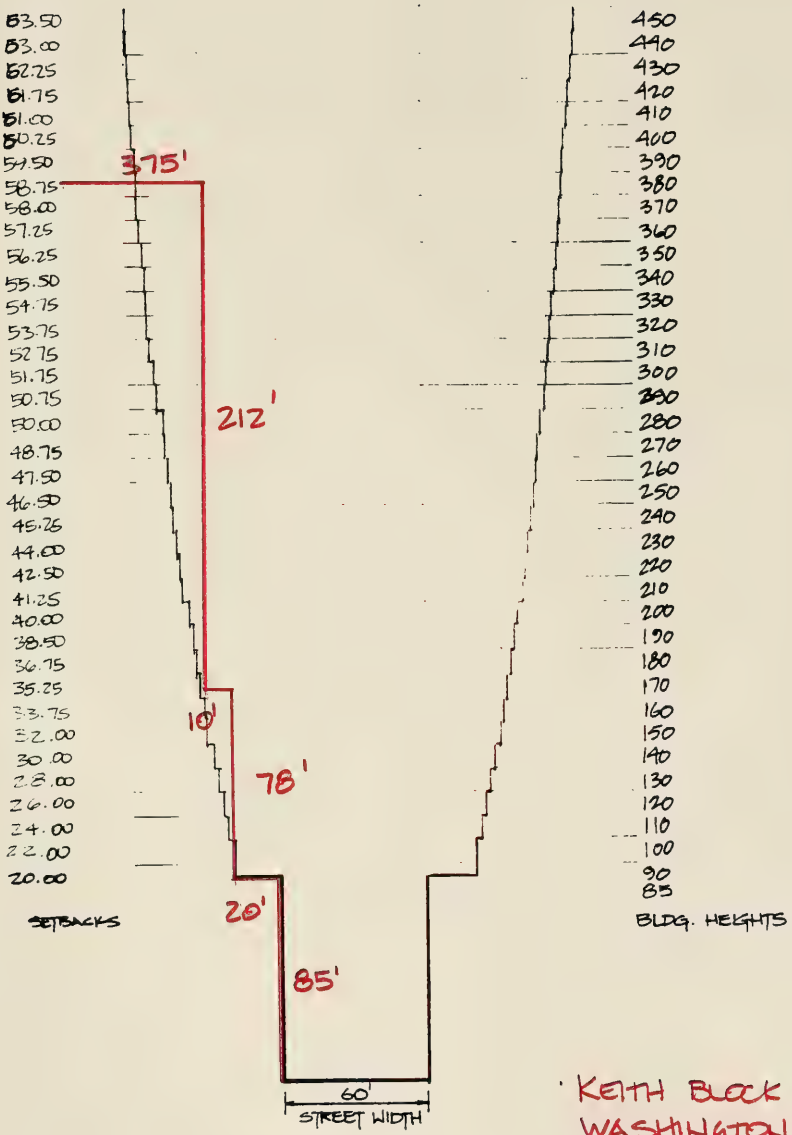
• COMMONWEALTH CENTER OFFICE TOWER — WASHINGTON ST. ELEV. + BOYLSTON ST. ELEV.

• PROPOSED SETBACKS •



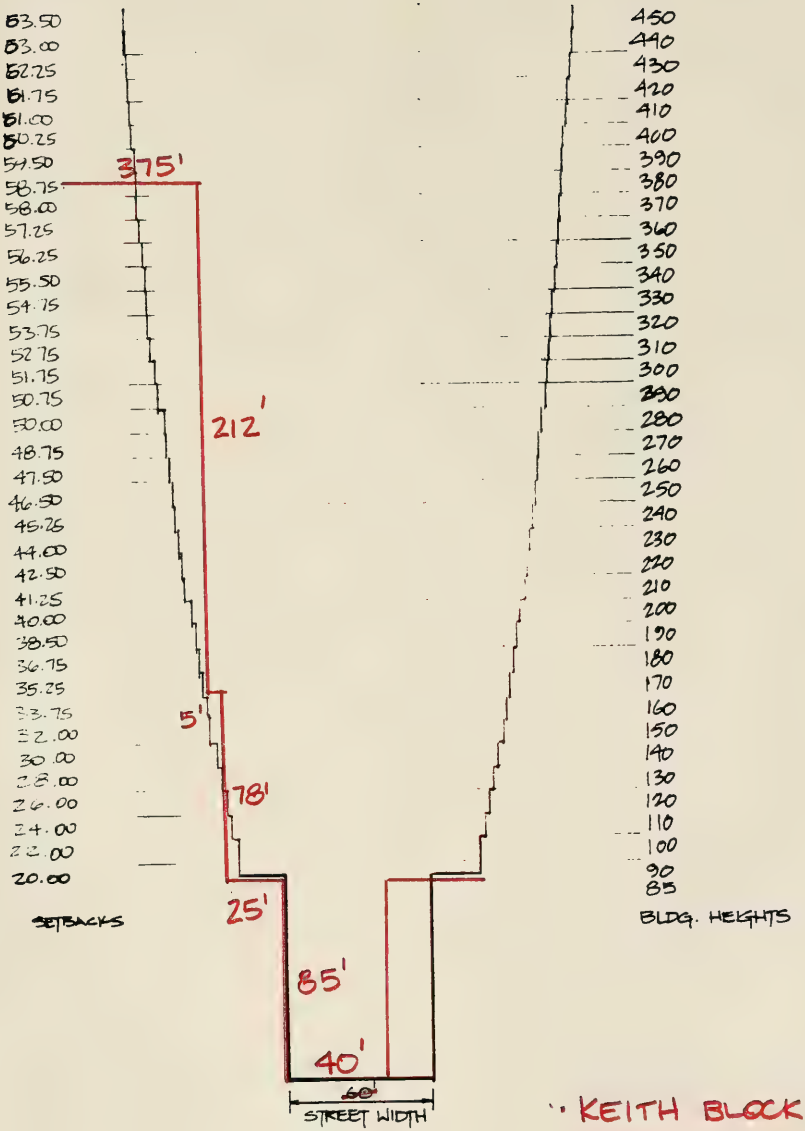
·COMM. CENTER
(RESIDENTIAL TOWER)
AVERY ST. ELEV.

·PROPOSED SETBACKS·



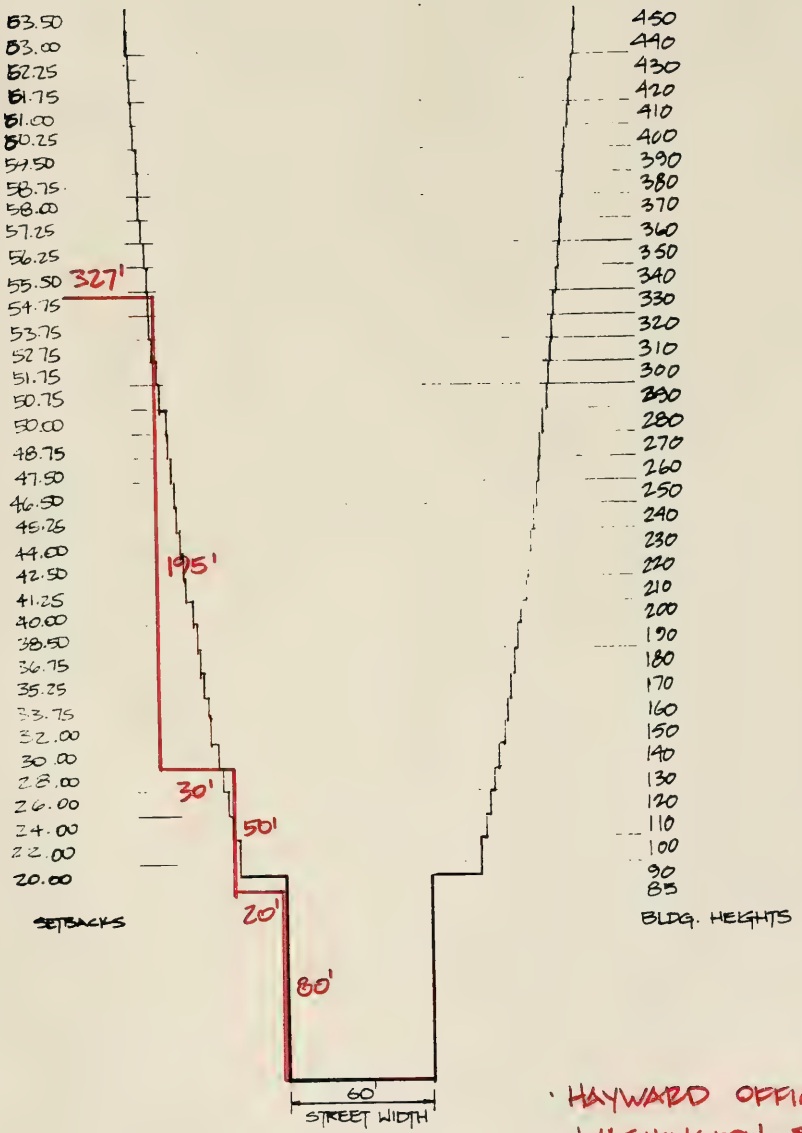
· KEITH BLOCK
WASHINGTON ST. ELEV.

· PROPOSED SETBACKS ·



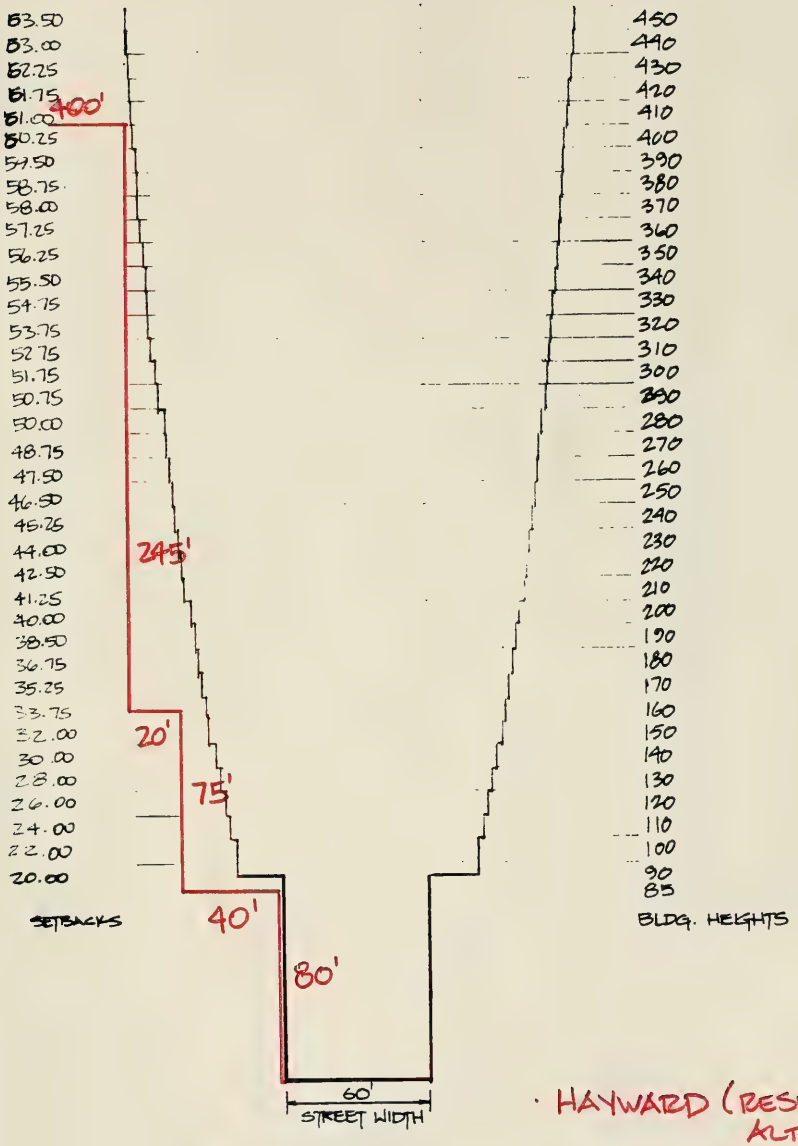
·KEITH BLOCK
AVERY ST. ELEV.

·PROPOSED SETBACKS·



· HAYWARD OFFICE TOWER
WASHINGTON ST. ELEV.

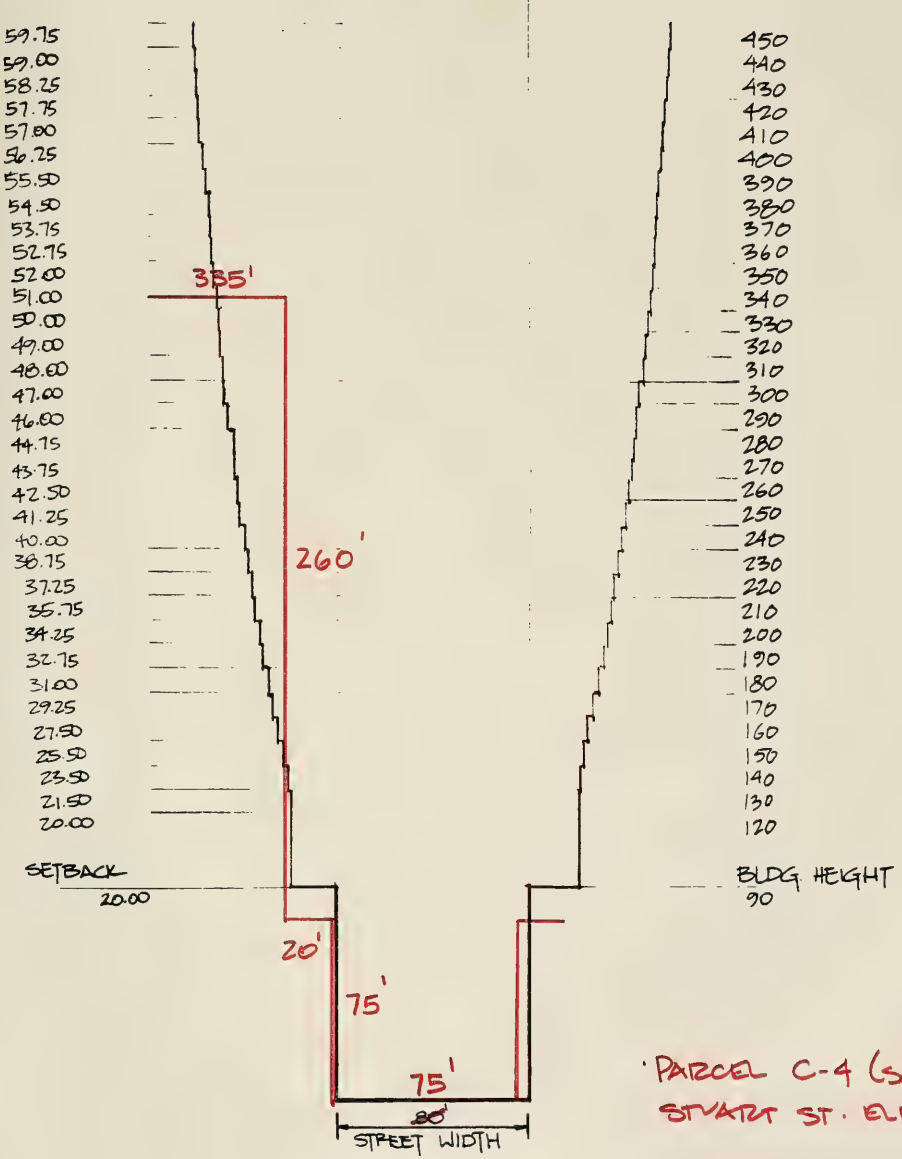
· PROPOSED SETBACKS ·



· HAYWARD (RESIDENTIAL ALTERNATIVE)

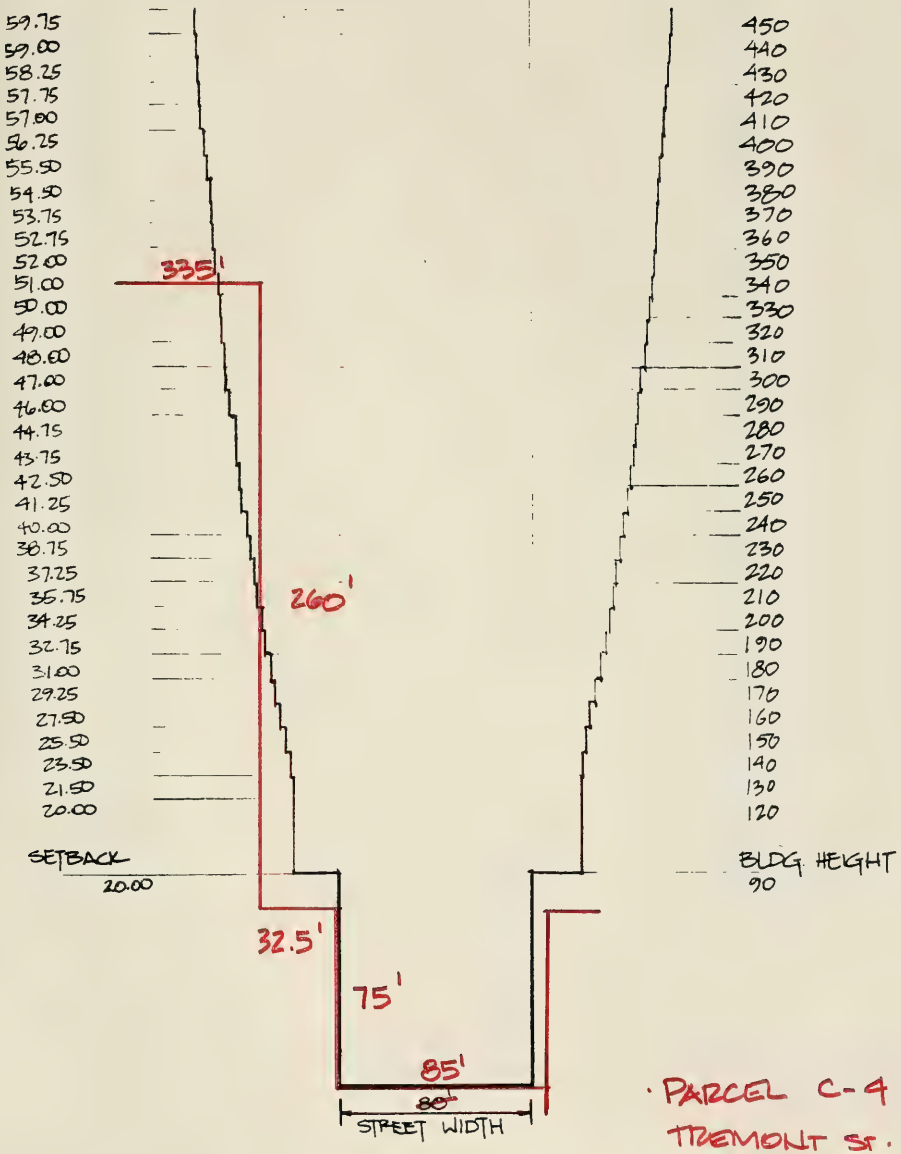
WASHINGTON ST. ELEV.

· PROPOSED SETBACKS ·



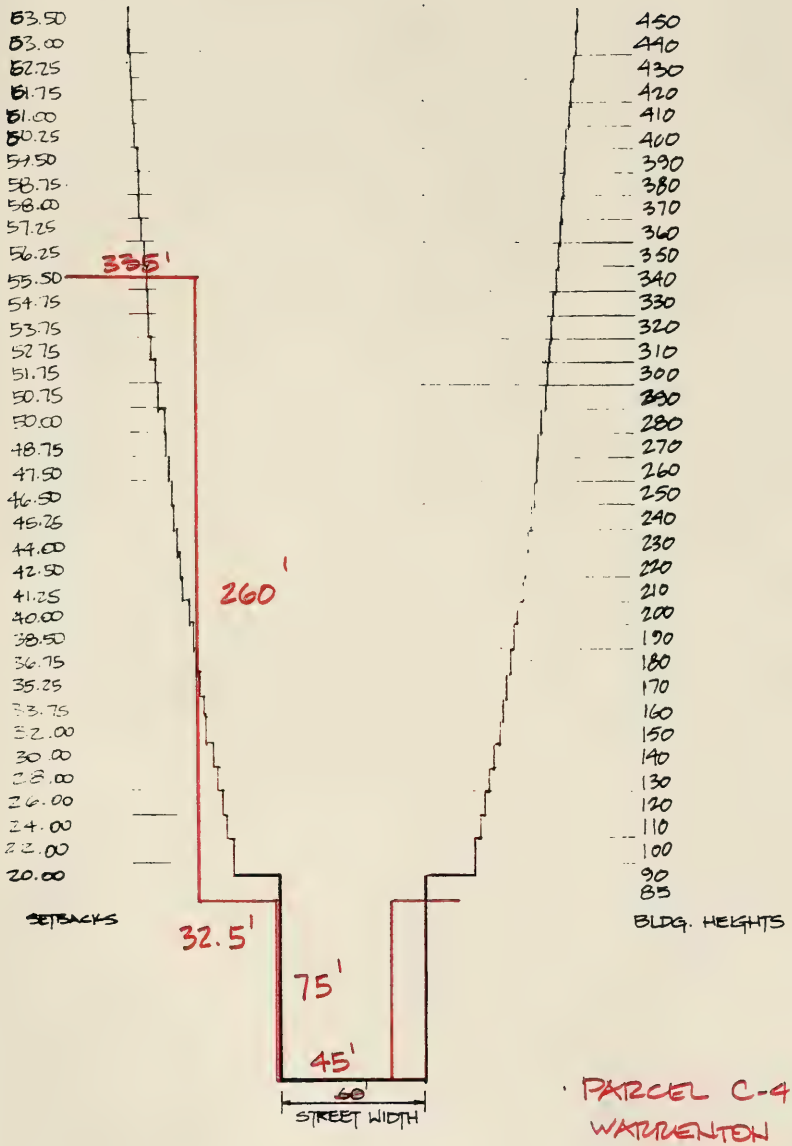
· PARCEL C-4 (SAWYER)
STUART ST. ELEV.

· PROPOSED SETBACKS



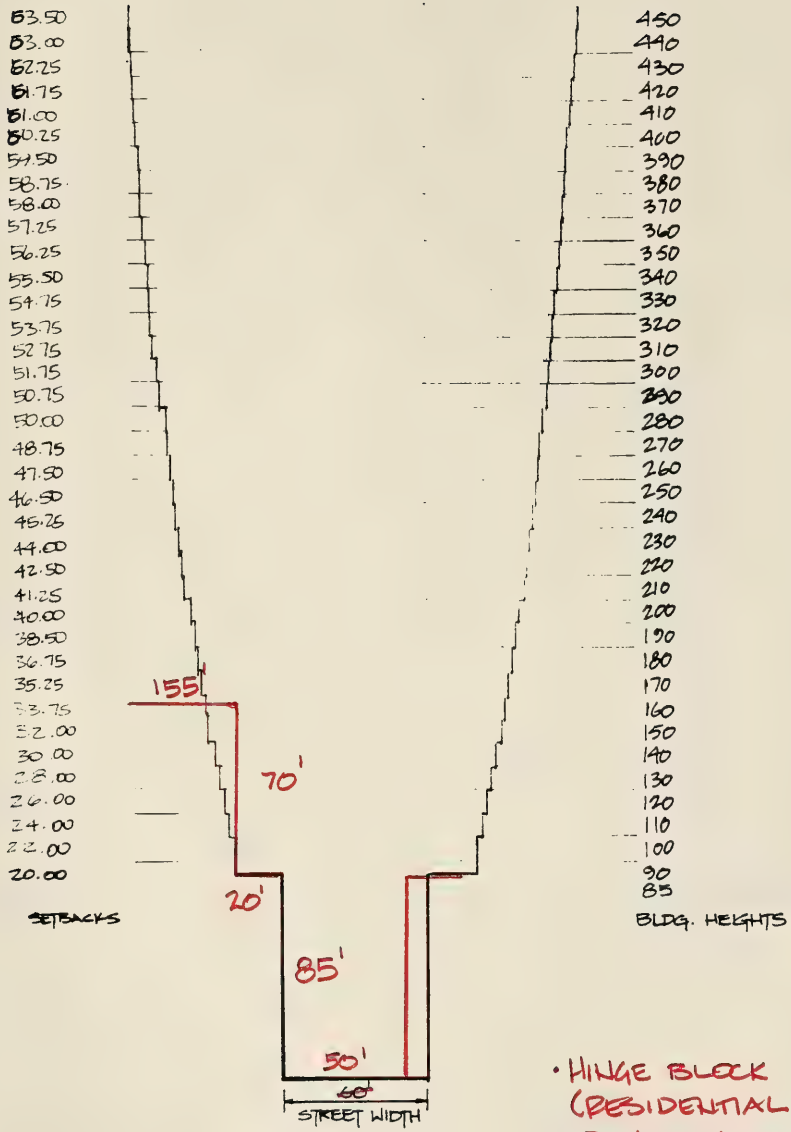
· PARCEL C-4 (SAWYER)
TREMONT ST. ELEV.

· PROPOSED SETBACKS



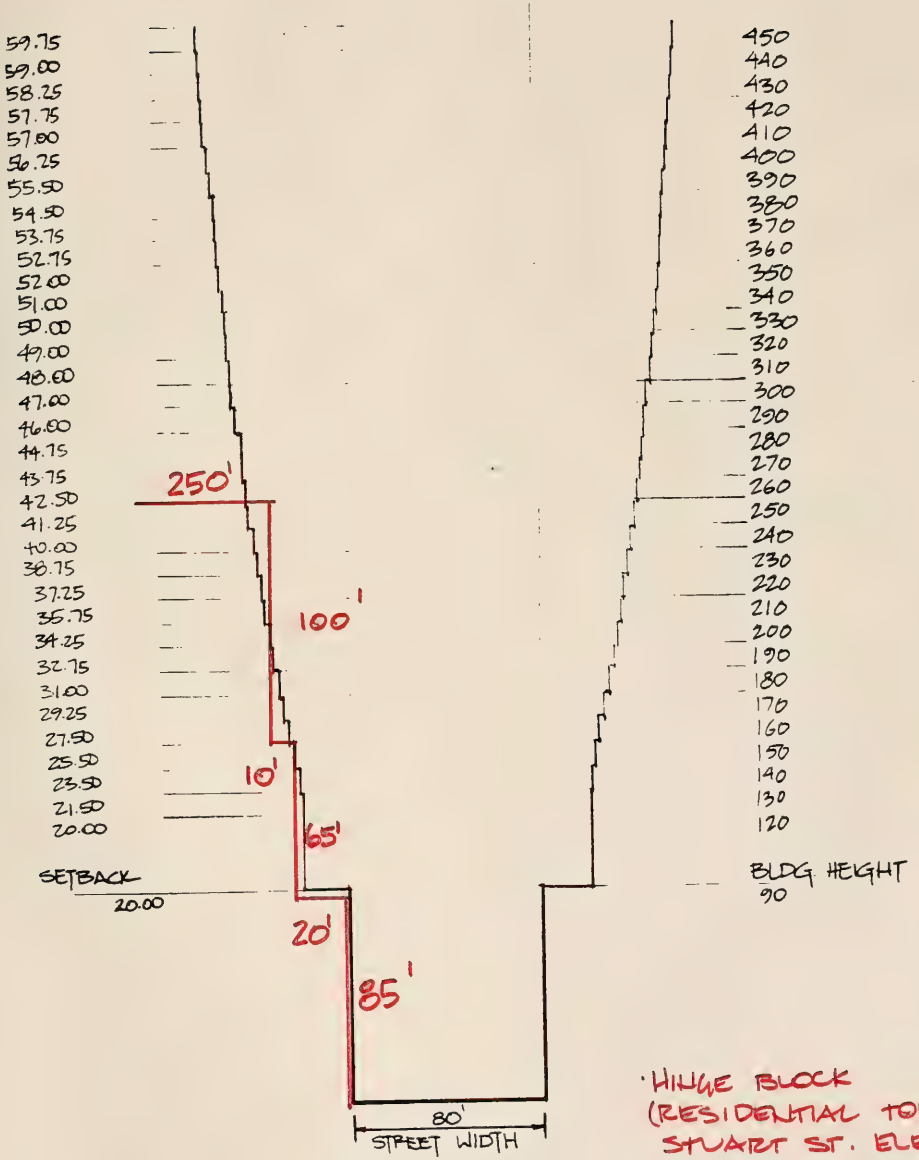
· PARCEL C-4 (SAWYER)
WARRENTON ELEV.

· PROPOSED SETBACKS ·



• HINGE BLOCK (RESIDENTIAL BLDG). BOYLSTON ST. ELEV.

• PROPOSED SETBACKS.



·HINGE BLOCK
(RESIDENTIAL TOWER)
STUART ST. ELEV.

· PROPOSED SETBACKS